



**Morne Flewin**

Non-Principal Property  
Practitioner  
Registered with PPRA  
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The Crossing Shopping Centre, Shop 78, Off  
R40, Nelspruit, Mpumalanga  
1200



Web Ref CL2335



**R21,420 pm**

**Gross Monthly Rental** R21,420 Excl. VAT

 0  0

## BRAND NEW WAREHOUSE TO LET - RIVERSIDE PARK EXT 24

Be the first to occupy this newly developed industrial unit, perfectly positioned in the thriving Riverside Park Ext 24 – a prime location for growing businesses.

### Property Features:

202 sq m Double-Volume Warehouse – Offers ample space for light industrial operations, storage, or distribution  
29 sq m Concrete Mezzanine – Ideal for setting up office or administrative space overlooking the warehouse floor  
7 sq m Patio – A neat addition for staff or client use  
Private Courtyard – Small, enclosed area for added functionality  
Roller Shutter Door – Provides seamless access for deliveries and loading  
Prepaid Electricity Meter – For convenient usage tracking and management

Available for occupation from 1 May 2025.

Rental excludes VAT, water, refuse removal, and the monthly electricity service fee.

## Features

**Zoning** Industrial

### Exterior

Security Yes

### Sizes

Floor Size 238m<sup>2</sup>

